

WOODSTOCK PLANNING AND ZONING COMMISSION

Woodstock Town Hall

MINUTES Regulation Review Subcommittee Thursday, January 8, 2015

- I. The **call to order** by Subcommittee Chair J. Gordon was at 7:31 PM.
- II. **Roll Call** –F. Rich, D. Porter, S. Blodgett, J. Gordon (Chair), D. Durst, Town Planner/ZEO D. Fey. Absent: J. Adiletta (notified Chairman of a scheduling conflict), D. Young, G. Dickinson, J. Anastasi, T. Sirrine, and L. White.
- III. **Minutes of December 4, 2014 Meeting:** approved unanimously (Motion D. Porter/F. Rich).
- IV. **Chair's Report:** Thanks to all for attending. Let's all be thankful that the earthquake in our vicinity was mild and that no one was hurt. Please note that because the Norwich Bulletin failed to print by the C.G.S. required deadline the Legal Notices about the Public Hearings scheduled for the Regular January meeting, the Public Hearings cannot be conducted next week. They will be rescheduled. It is fortunate that there are no pressing timeline constraints.
- V. **Citizen's Comments:** none
- VI. **Strategic Plan Review:**

The action items from last month were reviewed. Planner Fey had been asked to search out areas of discordance between the Subdivision and Zoning Regulations. No timeline was associated with the task. It is in progress. Should the Subcommittee decide to review the entirety of the Subdivision Regulations as its next project, then the task of dealing with discordant items in the Subdivision Regulations will be part of that overall project.

A bulleted list of Action Items, which were integrated into the proposed PoCD, was requested of Planner/ZEO Fey for this meeting. Planner/ZEO Fey explained that it was not ready because time was needed to deal with the failure of the Legal Notices to be printed on time (see above). The Subcommittee asks for it by next month's meeting. She expects it for next month.

The language for the Four Steps for Creating an Open Space/Conservation Subdivision, based on the work of Randall Arendt, was forwarded to the Commission By Chair J. Gordon. It was discussed at last month's regular monthly meeting. It is being prepared for presentation at the PoCD Public Hearing.

The Commission reviewed their December work creating a revised Strategic Plan. The motion to approve the revised Plan, effective 1/08/2015, carried unanimously (D. Durst/F. Rich).

The Commission reviewed the High Priority action items. Work on revision of the Subdivision Regulations was decided as the first topic for focus at the Subcommittee meetings. Revision of the text regarding Multi-family Housing with the possibility for adding text permitting duplexes was identified as a major need, and the Commission will consider working on this revision during as many of the regular monthly meetings as time permits. Similarly, the need to create text permitting mixed residential/non-residential uses in a structure will be targeted as an activity, which can be integrated into the regular monthly meeting agenda whenever time permits. As a result of this decision, these two Action Items will be relocated in the Strategic Plan to Page One, where items to be handled at the Regular monthly meetings are itemized. The process in all three cases shall begin with

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discussion of key planning concepts, and when the Commission has reached agreement, then work will begin to revise the text of the regulations.

At the February Subcommittee meeting, the Subcommittee intends to finalize the above plans. Motion carried unanimously (D. Porter/F. Rich).

VII. Other:

D. Porter inquired about signs for commercial enterprises involved with solar panels, which are appearing at locations around town, some of the signs in the street on snow banks. The question is whether these are announcing municipal activities or advertising private operations.

It was noted that a major piece of agricultural land is being surveyed, with a question about possible involvement from the Open Space Committee.

VIII. Agenda for February 5 meeting SCHEDULED FOR ROOM B because of a conflict for Room 1. Follow-up to the newly revised/approved Strategic Plan. Pending action items: Planner Fey has been asked to complete the following for that meeting: a list of the Action Recommendations from the proposed PoCD, for Commission review.

IX. Adjournment: 8:12 PM unanimously (motion D. Porter/ F. Rich).

Submitted by Dr. Jeffrey Gordon, Regulation Review Subcommittee Chair

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